

COMMITTEE AMENDMENT FORM

DATE: 05/30/07

COMMITTEE ZONING PAGE NUM. (S)

ORDINANCE I. D. #06-O-0629 SECTION (S)

RESOLUTION I. D. #07-R- PARA.

AMENDS THE LEGISLATION BY ADDING TWO (2) CONDITIONS
INCLUDING A SITE PLAN RECEIVED BY THE BUREAU OF PLANNING
DATED 02/15/07.

AMENDMENT DONE BY COUNCIL STAFF 05/30/07

City Council
Atlanta, Georgia

07-0-0629

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-07-25
Date Filed: 2-15-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1280 Ralph David Abernathy Boulevard, S.W.**, be changed from the R-5 (Two family Residential) District to the C-1-C (Community Business-Conditional) District to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 139, 14th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-07-25 for 1280 Ralph D. Abernathy Blvd, S.W.

1. Site plan for William Gunn received by the Bureau of Planning on February 15, 2007.
2. Property shall be used only for offices, clinics, laboratories, studios, and similar uses.

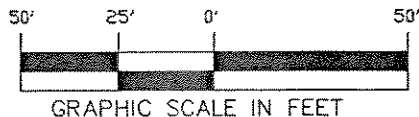
NO PORTION OF THIS PROPERTY
LIES WITHIN A FEDERALLY DESIGNATED
100 YEAR FLOOD ZONE

LEGEND

IPS=IRON PIN SET
IPF=IRON PIN FOUND
CL=CENTER LINE
BL=BUILDING LINE
N/F=NOW OR FORMERLY
MH=MAN HOLE
S=SANITARY
P=POWER
W=WATER
G=GAS
-X-=FENCE
BC=BACK OF CURB
WM=WATER METER
WV=WATER VALVE
PB=POWER BOX
GM=GAS METER
SSE=SANITARY SEWER ESM'T
DE=DRAINAGE ESM'T
ESM'T=EASEMENT
CB=CATCH BASIN
HW=HEAD WALL
DI=DROP INLET
JB=JUNCTION BOX
LLL=LAND LOT LINE

MAG

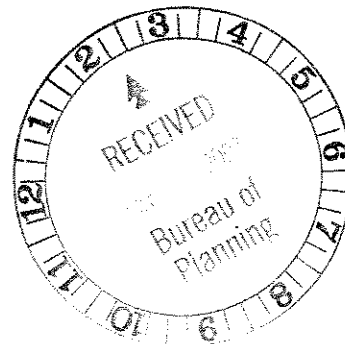
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THE FIELD DATA WHICH THIS SURVEY
IS BASED HAS A PRECISION OF ONE
FOOT IN $\frac{100000}{3}$ FEET AND A ANGULAR
ERROR OF $\frac{3}{100000}$ PER ANGLE POINT

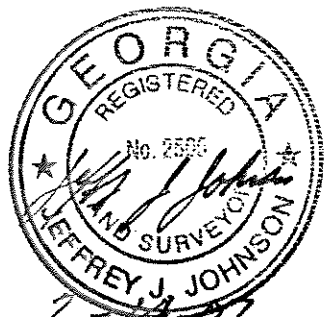
THE PLAT CLOSURE IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN
 $\frac{100000}{3}$ FEET

EQUIPMENT USED: TOPCON GTS-2



Site Plan for

William Gunn Z-07-25



IN MY OPINION THIS PLAT IS A
CORRECT REPRESENTATION OF THE
LAND PLATED

Jeffrey J. Johnson

JEFFREY J. JOHNSON R.L.S. 2505

JOHNSON
SURVEYING

804 Peachtree Forest Ave
Norcross Ga. 30092
678-557-1449

LAND LOT 139
DISTRICT 14
Fulton County, Ga
Murphy Realty Co. s/d
Lot 62
1280 Ralph D Abernathy
Blvd.

DATE: 2-14-07

SCALE: 1"=50'

JOB NO: 07-20

RCS# 1104
4/16/07
2:57 PM

Atlanta City Council

REGULAR SESSION

0629

MULTIPLE

07-O-0602,0571,0599,0626-0638,0642

REFER ZRB/ZONE

YEAS: 10
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 4
EXCUSED: 1
ABSENT 1

Y Smith	Y Archibong	E Moore	Y Mitchell
Y Hall	Y Fauver	B Martin	NV Norwood
Y Young	Y Shook	Y Maddox	NV Willis
NV Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE

City Council
Atlanta, Georgia

07-0-0629

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BY: ZONING COMMITTEE

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1083216

Georgia, of the first part, hereinafter called the "Member," and FULTON FEDERAL SAVINGS AND LOAN ASSOCIATION OF ATLANTA, Georgia, of the second part, hereinafter called the "Association,"

WITNESSETH, That the Member has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the Association, its successors and assigns, all that tract or parcel of land (hereinafter sometimes called the "property" and the "premises"): lying and being in Land Lot 139 of the 14th District of Fulton County, Georgia, being Lot 62, Murphy Realty Company Subdivision and being more particularly described as follows:

BEGINNING at a point located on the southwest side of Gordon Street 54.8 feet northwesterly from the intersection of the southwesterly side of Gordon Street with the westerly side of Alwood Street, said point of beginning also being at the intersection formed by the southwesterly side of Gordon Street with the line dividing Lots 61 and 62, said subdivision; running thence northwesterly along the southwesterly side of Gordon Street 53 feet to Lot 63, said subdivision; running thence southerly along the easterly line of said Lot 63 a distance of 161.7 feet to a point; running thence easterly 52.7 feet to said Lot 61; running thence northerly along the westerly line of said Lot 61 a distance of 156 feet to the southwesterly side of Gordon Street and the point of beginning; being improved property and having a house located thereon known as No. 1280 Gordon Street, according to the present system of numbering houses in the City of Atlanta, Georgia, as per survey prepared by A. S. Giometti, Land Surveyor, dated April 14, 1981.



DATE FILE

5-21-93

EAT

7-07-25

GEORGIA, Fulton County, Clerk's Office Superior Court
Filed & Recorded, MAY 18 1981 at 2:70

Barbara J. Price

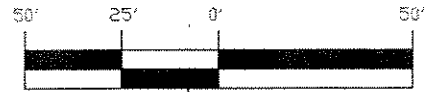
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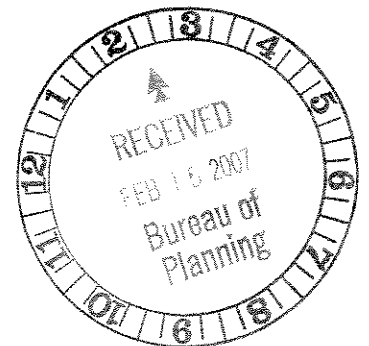


GRAPHIC SCALE IN FEET

THE FIELD DATA WHICH THIS SURVEY
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FOOT IN $\frac{10000}{+}$ FEET AND A ANGULAR
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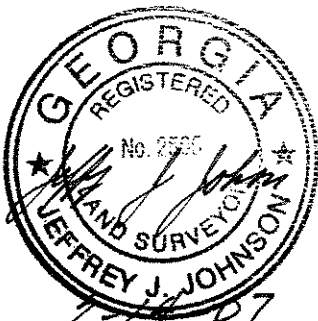
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Site Plan for

William Gunn

2-07-25



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JEFFREY J. JOHNSON R.L.S. 2505

JOHNSON SURVEYING 804 Peachtree Forest Ave Norcross Ga. 30092 678-557-1449	LAND LOT 139 DISTRICT 14 Fulton County, Ga Murphy Realty Co. s/d Lot 62 1280 Ralph D Abernathy Blvd.	
DATE: 2-14-07	SCALE: 1"=50'	JOB NO: 07-20